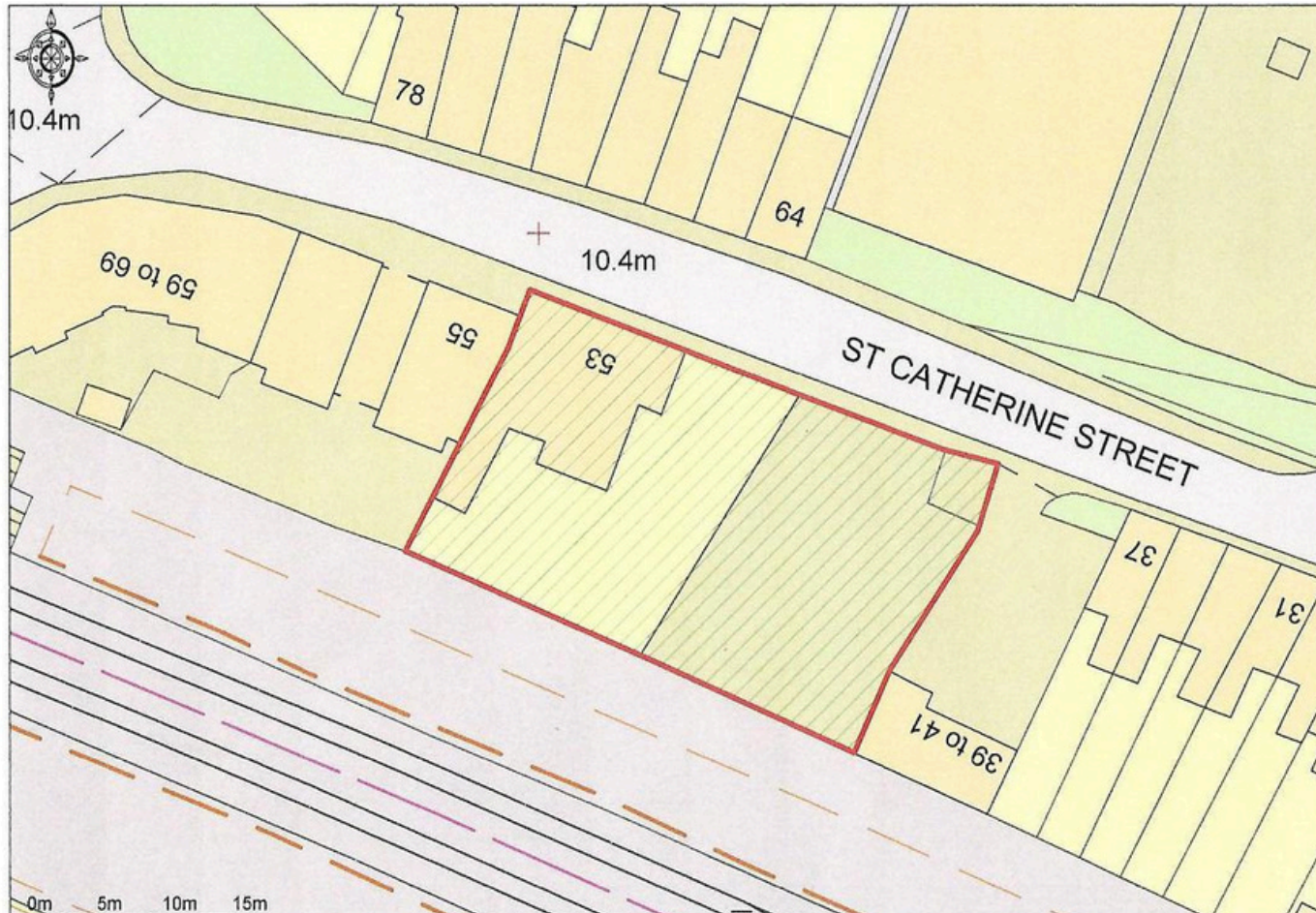


FOR SALE

DEVELOPMENT SITE (STP)

Existing Building with adjacent plot

**Kurt
Wyman**
Surveyors & Property Agents



41 - 53 St Catherine Street, Gloucester, GL1 2BS

Edge of City Location | Development Potential (Subject to Planning)



LOCATION

St Catherine Street is located to the North of Gloucester City Centre. It benefits from excellent road links to the Gloucester Northern By-pass and M5 motorway via the A430 Kingsholm Road and A38.

The area provides a mixture of residential and commercial uses close to the city centre.

Kingsholm Rugby Stadium is located close by on Kingsholm Road.

DESCRIPTION

- A flat and level site extending to approximately 0.19 acres (0.07 ha).
- Fronting and accessed directly off St Catherine Street.
- An existing 3 storey building is situated on part of the site, comprising facing brickworks to the elevations under a pitched slate roof (the building is currently in a poor state of repair).
- The site has most recently been used for commercial use, however may be suitable for development subject to gaining any necessary planning consents.



KEY INFORMATION

SERVICES

We understand mains water, drainage and electricity are connected to the site

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

RATING

Interested parties are requested to make their own enquiries with the local authority.

GUIDE PRICE

Offers in excess of £425,000 are invited for the Freehold of the site with vacant possession upon completion.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

VAT will not be charged on the sale.



**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

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